**Special Budget funding update**

Autumn Budget 2017, the government announced over £15 billion of new financial support for housing, bringing the total to at least £44bn over a five-year period.

Autumn Budget 2018 provided further support to implement this commitment including:

* £291 million from the Housing Infrastructure Fund, funded by the NPIF, to unlock 18,000 new homes in East London through improvements to the Docklands Light Railway
* the British Business Bank will deliver a new scheme providing guarantees to support up to £1bn of lending to SME housebuilders
* £75m from the Home Building Fund for St Modwen plc, to fund infrastructure to build over 13,000 new homes

Lifting of the local authority HRA borrowing cap also confirmed, further details awaiting.

**Planning and infrastructure**

**Strategic housing deals:** the government will make £10m capacity funding available to support ambitious housing deals with authorities in areas of high housing demand to deliver above their Local Housing Need.

**The Housing Infrastructure Fund**: will increase by £500m to a total £5.5bn, unlocking up to 650,000 new homes.

**Planning reform consultation**: on new permitted development rights to allow upwards extensions above commercial premises and residential properties, including blocks of flats, and to allow commercial buildings to be demolished and replaced with homes.

**Simpler system of developer contributions:** including simplifying the process for setting a higher zonal Community Infrastructure Levy in areas of high land value uplift, and removal of all restrictions on Section 106 pooling towards a single piece of infrastructure. A strategic infrastructure tariff for combined authorities and joint planning committees with strategic planning powers will also be introduced.

**New discounted homes in up to 500 neighbourhoods:** the government wants to see parishes and communities provide many more homes for local people to buy, at prices they can afford. The Localism Act allows people to prepare neighbourhood plans and development orders. The government will provide £8.5m of resource support so that up to 500 parishes can allocate or permission land for homes sold at a discount.

**Affordable Homes Programme:** £2bn in new funding to give some HAs long-term funding certainty to 2028-29 (announced in September).

Some £653m to 2021-22 will go to strategic partnerships, with nine HAs to deliver over 13,000 homes

**Homes England five-year strategic business plan**: spans financial year 2018 to 2019 to financial year 2022 to 2023 and explains what they will do to improve housing affordability, helping more people access better homes in areas where they are needed most.

The plan outlines our ambitious new mission and the steps that we will take, in partnership with all parts of the housing industry sector, to respond to the long-term housing challenges facing the country.

<https://www.gov.uk/government/publications/homes-england-strategic-plan-201819-to-202223>

**Help to Buy Equity Loan:** by March 2021, the government expects to have invested around £22bn in the scheme. From April 2021, a new scheme will run for two years before closing in March 2023 – which only be available to first-time buyers, and for houses restricted to new regional property price caps (1.5 times the current forecast regional average first-time buyer price, up to a maximum of £600,000 in London).

**Shared ownership:** the government is launching a call for evidence, inviting proposals from investors willing to collaborate with it in delivering a new wave of shared ownership homes.

**Stamp Duty relief**: in England and Northern Ireland will be extended to shared ownership. This change will apply immediately and backdated to 22 November 2017.

**Accelerating housing delivery:** alongside the Budget, Sir Oliver Letwin has published an independent review of the gap between housing completions and the amount of land allocated or permissioned.

The review found no evidence that speculative land banking is part of the business model for major housebuilders, nor that this is a driver of slow build out rates.

The review concluded that greater differentiation in the types and tenures of housing delivered on large sites would increase the market absorption rates of new homes – the binding constraint on build out rates on large sites – and has set out recommendations to achieve this aim. The government will respond to the review in full in February 2019.

In order to minimise uncertainty for housebuilders, the government confirms that Help to Buy Equity Loan funding will not be made contingent on large sites with existing outline permission being developed in conformity with any new planning policy on differentiation.

The government will honour any funding commitments made to sites with existing outline planning permission, regardless of any new planning policy on differentiation.